



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50-52		NEWCOMB ST, ARLINGTON

OWNERSHIP

Owner 1:	50-52 NEWCOMB ST LLC	Unit #:
Owner 2:		
Owner 3:		

Street 1: C/O FRANK A ROCCI JR

Street 2: 19 OLDHAM RD

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	PATEL UDAYAN V -
Owner 2:	-

Street 1: 1231 STRAWBERRY PARK LN

Twn/City: KATY

St/Prov: TX	Cntry:	
Postal: 77450		

NARRATIVE DESCRIPTION

This parcel contains 3,368 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 3189 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3368		Sq. Ft.	Site		0	80.	1.55	1									416,832						416,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										6120
										GIS Ref
										GIS Ref
										Insp Date
										07/24/20

!658!

USER DEFINED

Prior Id # 1:	6120
Prior Id # 2:	
Prior Id # 3:	
Print Date	Time
12/10/20	16:24:17
LAST REV Date	Time
12/07/20	10:35:05
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 007.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	423,400	3300	3,368.	416,800	843,500	843,500	Year End Roll	12/18/2019
2019	104	FV	339,200	3300	3,368.	442,900	785,400	785,400	Year End Roll	1/3/2019
2018	104	FV	339,200	3300	3,368.	323,000	665,500	665,500	Year End Roll	12/20/2017
2017	104	FV	317,600	3300	3,368.	281,400	602,300	602,300	Year End Roll	1/3/2017
2016	104	FV	317,600	3300	3,368.	239,700	560,600	560,600	Year End	1/4/2016
2015	104	FV	282,100	3300	3,368.	234,500	519,900	519,900	Year End Roll	12/11/2014
2014	104	FV	282,100	3300	3,368.	192,800	478,200	478,200	Year End Roll	12/16/2013
2013	104	FV	293,900	3300	3,368.	183,400	480,600	480,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATEL UDAYAN V,	72278-245	1	2/28/2019	Change>Sale	860,000	No	No		
PATEL PRAFUL -	22177-325		7/1/1992			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2019	1656	Heat App	7,000					
7/23/2019	1126	Renovate	52,000	O				
7/23/2019	1127	Dormers	52,000	O				
4/23/2019	537	Alterati	15,000	C				
9/27/2018	1405	Re-Roof	18,550	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2020	Mail Update	JO	Jenny O
7/24/2020	Measured	DGM	D Mann
11/17/2017	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	336	PATRIOT
3/21/2000	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA

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